

**LUNENBURG DPW BUILDING COMMITTEE  
TOWN OF LUNENBURG**

David MacDonald, Chair  
Joanna Bilotta, Vice-Chair  
Jay Simeone, Clk.  
James Breault, Mbr.  
Janice Carrier, Mbr.  
Steve deBettencourt, Mbr.  
Leigh Mezzitti, Mbr.



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**OCT 26 2011**

**LUNENBURG TOWN  
CLERK OFFICE**

**Minutes**

**April 26, 2011  
Ritter Building Lower Conference Room  
960 Massachusetts Ave  
Lunenburg, Ma. 01462**

Meeting Posted: Yes  
Meeting Call to order at 5:30 pm

**Roll Call:** Present: Dave MacDonald, Jay Simeone, James Breault, Joanna Bilotta  
Jan Carrier, Leigh Mezzetti

Absent: Steve deBettencourt

Guest: Gregg Yanchenko of HKA Architects, Kerry Spidel – TM, Jack Rodiquenz - DPW  
Director, Dave Mathews – Selectman

**GENERAL DISCUSSION:**

Chairmen comments: There were 10 bids received for the construction/renovation of the DPW. The bids ranged from \$1.2M to \$1.8M. These figures exceed the \$1.1M budget for the project. The Chairmen asked for a motion asking members if the committee should go back to the Town and ask for additional funds. JC made the motion. Motion was seconded.  
All in favor: DM, JC, LM, JB.  
Abstained JS, JB

Gregg stated there is nothing gold plated in the building specs. Gregg gave a general overview of the present building specs and bids received.

The general feeling of the committee, after reviewing the construction sub bid figures, is that the cost of materials and the cost of gas have escalated construction cost. The scope of the project

also involved more construction, demolition, and structural work than the original DPW Feasibility plan.

The chairmen made some comparisons between the original building plan proposed by the DPW Facilities Committee, and the building plan designed by HKA, that was bid on. The committee feels we need to go back to the original building plan and re-bid the project. Gregg stated that he feels the original design could be built for the \$1.1M budget figure.

Jack stated that he feels Gregg misled the committee because the bid figures our way over budget.

### **Value Engineering**

Gregg presented a blue print of a smaller building.

Code implications: Need two ADA compliant restrooms.

The Town Manager stated if we can't build the original building plan for the budgeted figure, then we need to work off the original design and make reductions from that plan.

Review of original design:

JB recommends that Gregg take the original building design and spec that out, bid it and see what the # comes in at.

The Chairmen went around the room asked for questions from the committee.

Jay raised the questions of the cost of the septic system, and the issue of the 30K gallon Cistern the FD is requiring.

The Fire Chief submitted his response to the Committee granting the waiver for a sprinkler system, but is requiring a 30K gallon cistern for fire protection.

Dave and the TM spoke with the Fire Chief about possibly doing a retention pond for water supply as an alternative.

The Chairmen told Gregg to leave out the citrine design for now.

Gregg asked for clear direction on what the committee wants.

Jack asked about the heating, lighting, ventilation of the existing garage.

New Garage addition: size of garage doors? 15 ft. bays, 13 ft. doors. Ballards in front of doors.

Selectman Mathew suggested separating the new garage addition from the existing building.

Min of 10ft. away to prevent triggering fire protection and septic requirements.

Separate addition cost \$500K. Separate electric, and heat.

Makes core an interior renovation. Don't touch exterior, roof, etc.

Septic would not need to be modified.

Floor drain with holding tank. Truck wash would be in new building addition.

Sub surface drains

List Roof on existing garage as alt. deduct?

List new addition as base bid.

Existing garage and core as alternate one.

Garage doors are alternate deduct two.

Motion to have Gregg (HKA) work on the original building plan. Seconded. All in favor

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Should go out to bid in about 2 wks.  
Gregg has received no geo tech info.  
Gregg left the meeting at 6:46 pm.

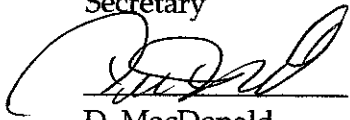
Next Meeting Date: TBD

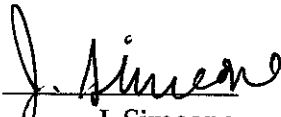
Motion to adjourn at 6:50 pm.

Respectfully Submitted by:

Jay Simeone

Secretary

  
D. MacDonald

  
J. Simeone

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